

## TRANSPORT OF ENCAPSULATED SERIAL DATA VIA INSTANT MESSAGING COMMUNICATION

### ABSTRACT

A method and system is provided for gathering and packetizing data from networked building automation equipment, and for transmitting data packets as instant messages to remotely located users. An instant messaging (IM) server-based system is provided to facilitate communication between networked building equipment and a remotely located service contractor. When a registered router is operated, the router establishes a continuous pass-through communication link with the IM server and with building equipment connected to the router. The router automatically polls connected building equipment for alarms, faults and system failures, and also receives, processes, and responds to user requests for specific data from particular items of building equipment. Data gathered by the router is packetized, and the packets are then encapsulated into an instant message that is transmitted to the IM server. Authorized users who log on to the IM server are then provided access to the instant message containing the packetized data. Additionally, remote users can solicit gathering of data by the router by submitting to an IM server an instant message requesting the router to gather and return specific data from particular item of building equipment.